

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0255

P.C. DATE: February 12, 2008
February 26, 2008

ADDRESS: 10614 Macmora Road

OWNER/APPLICANT: Holly L. Armstrong

ZONING FROM: SF-1 **TO:** SF-6 **AREA:** 2.66 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is grant SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning. The conditional overlay will limit development on the site to the SF-3 zoning district density (2.66 acres / 3,500 sq. ft. per duplex unit = 33 units total for the site).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

2/12/08: Postponed to February 26, 2008 by the Planning Commission (8-0); S. Kirk-1st, M. Dealey-2nd.

2/26/08: Approved SF-6-CO zoning, with the following conditions:

- 1) A maximum of fifteen (15) dwelling units may be developed on the site;
- 2) Limit the property to SF-1 impervious cover (40%);
- 3) Permit one (1) driveway on the site.

Vote: (7-1, D. Sullivan-No); J. Reddy-1st, M. Dealey-2nd

ISSUES:

On February 7, 2008, the staff received a petition from surrounding neighbors in opposition to anything other than SF-1 zoning for this site. This petition is valid at 44.34% and therefore will require an affirmative vote of three-fourths of the members of Council to approve a proposed rezoning. The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
- (1) *the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) *the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) *included in the proposed change; or*
 - (b) *immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

DEPARTMENT COMMENTS:

The property in question is a large grass covered lot that is developed with a single-family residence. There are single-family homes to the south, east and west. To the north of this property, there are office/warehouse uses, with a day care facility. The applicant is requesting SF-6 zoning because they would like to redevelop the site with additional residential units.

The staff is recommending SF-6-CO zoning for this tract of land because the property meets the intent of the SF-6 district designation. There is existing SF-6 zoning directly to the east of this site and to the southeast and southwest, across Macmora Road. This property backs up to an office/warehouse development and a religious assembly use (Grant A.M.E. Worship Center) that fronts Kramer Lane. The North Austin Civic Association Neighborhood Plan Future Land Use Map calls for single-family residential uses at this location. The plan does not designate the intensity of single-family uses.

The staff is recommending a conditional overlay with a unit limit for this property because this site located on a small residential collector street and is surrounded by existing single-family homes to the south, east and west. The staff's recommendation of SF-6-CO zoning will permit the applicant to develop up to 33 units per acre on this property and will provide for a variety of housing opportunities (single-family, duplex, townhouse, or condominium uses) in this area of the city.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1	Single-Family Residence
<i>North</i>	LO-MU-CO-NP	Church, Office/Warehouse, Daycare Facility
<i>South</i>	SF-1-NP	Single-Family Residence
<i>East</i>	SF-6-NP	Single-Family Residences, Townhouses
<i>West</i>	SF-1-NP	Single-Family Residence

AREA STUDY: North Austin Civic Association **TIA:** Not Required

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

45 - North Austin Civic Association
114 - North Growth Corridor Alliance
511 - Austin Neighborhoods Council
742 - Austin Independent School Districts
786 - Home Builders Association of Greater Austin
937 - Taking Action Inc.
1037 - Homeless Neighborhood Association
1048 - Austin Northwest Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0022	SF-6-NP to LO-MU-NP	4/11/06: Approved staff rec. of LO-MU-CO-NP (7-0)	5/18/06: Approved LO-CO-MU-NP (7-0); all 3 readings
C14-05-0030	MF-3-NP to LR-NP	6/14/05: Approve the LR-CO-NP zoning request and plan amendment with additional recommendation that hours be limited, a 2,000 vehicle trip limit per day, and that the City Council public hearing notice include the opportunity to add MU, Mixed Use Combining District. Vote: (7-0, C. Galindo- absent)	10/06/05: Denied request for LR-NP (7-0)
C14-02-0187	SF-6-NP to LO-NP	2/12/03: Approved LO-MU-CO-NP with conditions (7-0)	3/20/03: Approved LO-MU-CO-NP (7-0); 1 st reading 4/24/03: Approved LO-MU-CO-NP (6-0); 2 nd /3 rd readings
C14-01-0037	SF-2, SF-3, MF-2, MF-3, LO, LR, GR, CS, CS-1, LI, LI-CO to MF-2-NP, NO-NP, LO-NP, GR-NP, CS-NP, P-NP, LI-NP	4/17/01: Approved staff rec. of NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP (9-0)	5/24/01: Approved PC rec. on all 3 readings (except Tract 9-on 1 st reading only); (6-0) 8/09/01: Approved CS-NP for Tract 9 (7-0); 2 nd /3 rd readings

RELATED CASES: C14-01-0037 (North Austin Civic Association Neighborhood Plan Rezoning)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Macmora Road	55'	20'	Collector	N/A

CITY COUNCIL DATE: March 27, 2008

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us

STAFF RECOMMENDATION

The staff's recommendation is grant SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning. The conditional overlay will limit development on the site to the SF-3 zoning district density (2.66 acres / 3,500 sq. ft. per duplex unit = 33 units total for the site).

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning promotes consistency and orderly planning because the North Austin Civic Association Neighborhood Plan Future Land Use Map calls for single-family residential uses at this location. In addition, there is existing SF-6 zoning directly to the east of this site and to the southeast and southwest, across Macmora Road. This property backs up to an office/warehouse development and a religious assembly use (Grant A.M.E. Worship Center) that fronts Kramer Lane.

3. *The proposed zoning should allow for a reasonable use of the property.*

The staff's recommendation of SF-6-CO zoning will allow for a reasonable use of the property because the SF-3 density will permit the applicant to develop up to 33 units per acre on a site that is located on a small residential collector street and is surrounded by existing single-family homes to the south, east and west. The proposed SF-6-CO zoning will provide for a variety of housing opportunities (single-family, duplex, townhouse, or condominium uses) in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is a large lot that is developed with a single-family residence. There are single-family homes to the south, east and west. To the north of this property, there is a religious assembly use (Grant A.M.E. Worship Center) and office/warehouse uses, with a day care facility.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 sq. ft. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

Site Plan Comments

FYI: This site is located in the [Desired Development Zone]. Expiration for ANY site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five years from initial submittal date. No other extensions will be allowed under Project Duration for projects in the DDZ. For questions concerning Project Duration please contact Susan Scallon at 974-2659.

Projects with a net site area of less than three acres that have parking between the building and the principle street in all zoning districts are subject to Commercial Design Standards Section 2.3.2; Improvements to Encourage Pedestrian, Bicycle and Vehicular Connectivity.

Retirement Housing (Large), which is more than 12 dwelling units, is a conditional use on sites zoned SF-6 and will require a public hearing at Planning Commission.

Retirement Housing (Small), which is 3-12 dwelling units, is a permitted use on sites zoned SF-6.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is across the street from, adjoining or located 540-feet or less from property zoned SF-5 or more restrictive, or on which a use permitted in an SF-5 or more restrictive zoning district is located will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the North, South, East, West property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Macmora Road	55'	20'	Collector	N/A

There are no existing sidewalks along Macmora Road

Capital Metro bus service is available at Braker Lane and Braker Lane intersection. Capital Metro route No. 392.

Capital Metro bus service is not available within 1/4 mile of this property.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at their own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



PETITION

Case Number:

C14-02007-0255

Date:

Feb. 13, 2008

Total Area within 200' of subject tract: (sq. ft.)

414523.188

1	02-4714-0108	ARGHAMI HOSSEIN	7069.36	1.71%
2	02-4714-0109	WALKER SHAWN A	18885.85	4.56%
3	02-4915-0104	HOOD JOSEPH M & TINA M	21328.31	5.15%
4	02-4915-0122	NGUYEN TAM & CHANH LE	57705.37	13.92%
5	02-4915-0123	MATTHEWS THOMAS W	59347.23	14.32%
6	02-4915-0124	GRIMES CAROLYN RUTH	19450.37	4.69%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
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25				0.00%

Validated By:

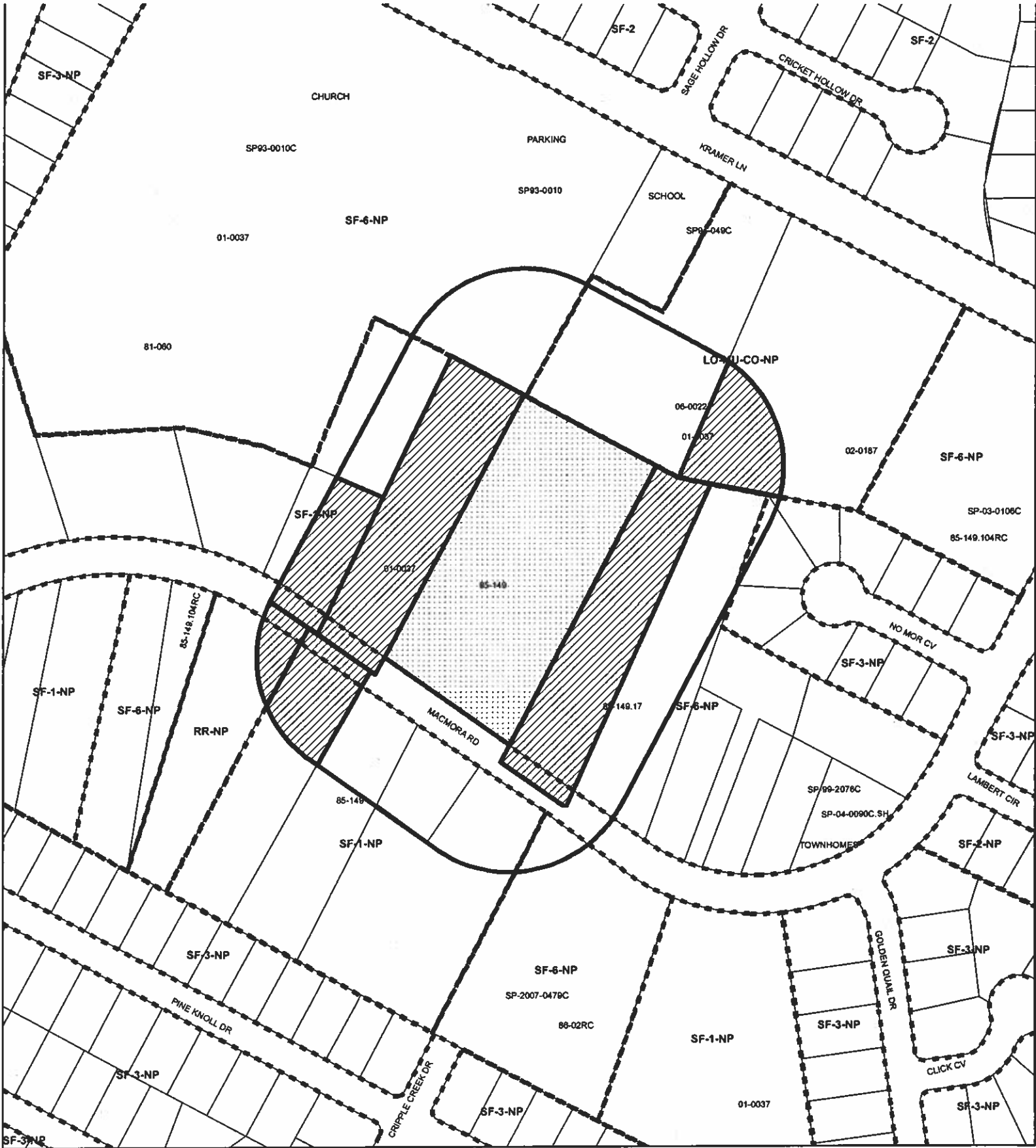
Stacy Meeks

Total Area of Petitioner:

183,786.51






Total %

44.34%



PETITION

CASE#: C14-2007-0255
 ADDRESS: 10614 MACMORA RD
 GRID: L32
 CASE MANAGER: S. SIRWAITIS


 Subject Tract
 Property Owner
 Buffer
 Zoning Boundary



1" = 200' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2007-0255

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

February 12, 2008 Planning Commission

Thomas W. Matthews
Your Name (please print)

10612 Maemora Rd.
Your address(es) affected by this application

Thomas W. Matthews
Signature

02-04-08
Date

Comments:

The property @ 10614 Maemora Rd.
Should remain SF-1 for following reasons:
① This would put high density central property in the middle of a residential neighborhood.
② The water drainage in this neighborhood is obsolete & needs updating.
③ High density central property would hurt property values in the neighborhood.
④ 10614 Maemora is a large lot with a lot of water coming from Krumm Ln.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

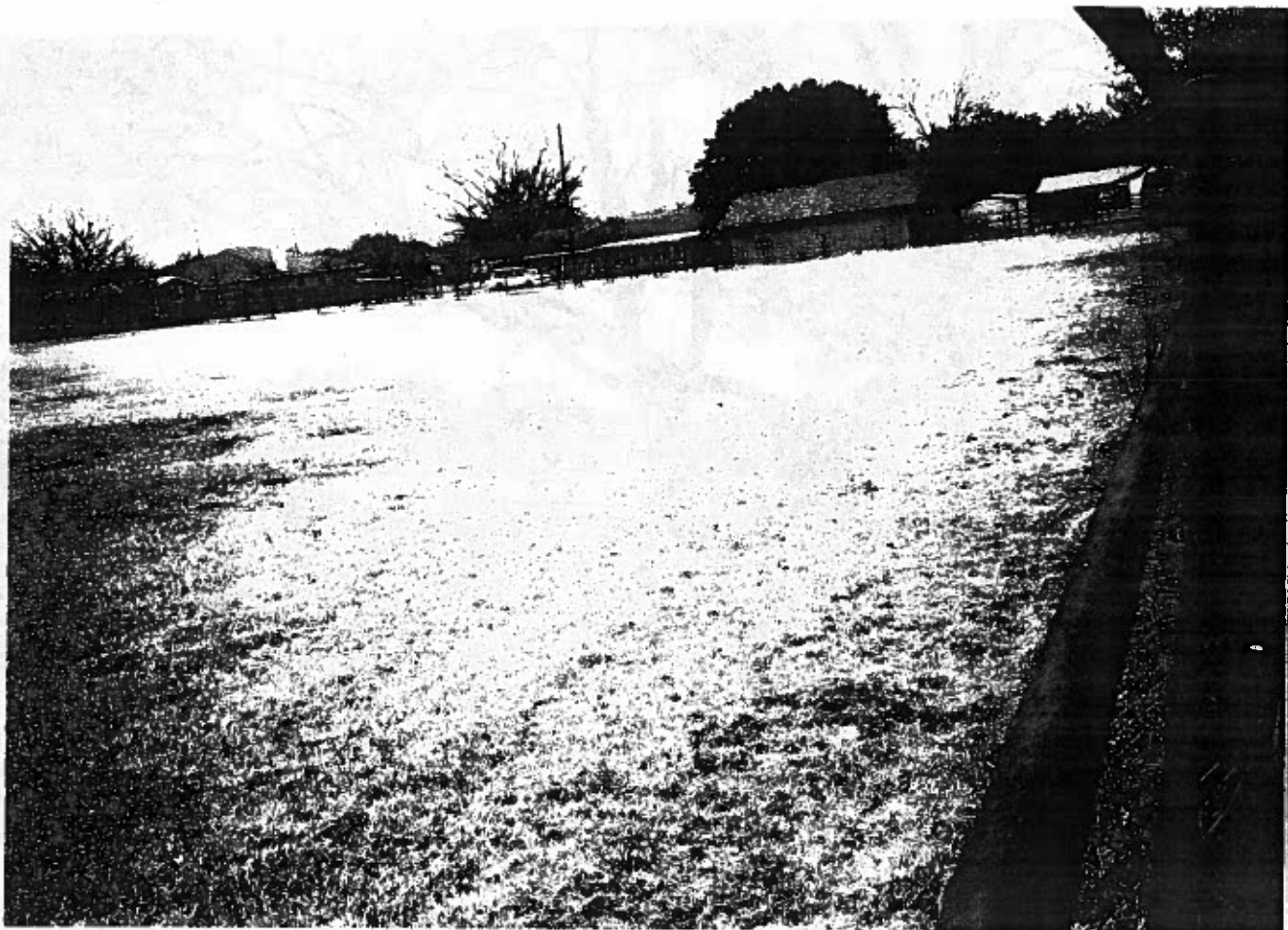
Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810



Another view of Terrace
② 10610 + 10608 memo
water comes down Hill from
Kramer Ln. Very fast



SLOPING LOT @
10614 Macmora Rd.
WATER FROM Kvamer LN.
comes down TO Macmora Rd.
FAST.



Typical Drainage Ditch ON
Macmora Rd. Obsolete doesn't
handle water now.

Sirwaitis, Sherri

From: Va Healer [REDACTED]
Sent: Tuesday, February 12, 2008 3:49 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Rezoning: C14-2007-0255

Re: Rezoning: C14-2007-0255 - Holly's Retirement
Location: 10614 Macmora Road, Little Walnut Creek Watershed, Not Required NPA
Owner/Applicant: Holly L. Armstrong
Request: SF-1-NP to SF-6-NP
Staff Rec.: Recommendation of SF-6-CO-NP

Dear Ms. Sirwaitis,

I am unable to attend the Planning Commission meeting tonight but wish to register my support for denial of this re-zoning request. I live in the NACA neighborhood near this particular property and so my interest is for preserving the quality of my neighborhood. This re-zoning request violates our neighborhood plan (Chapter III, Section 1, Planning Principle #8) which reads: "Protect the unique character of residences on Mac Mora Road, which includes large lots and some livestock".

This area of Mac Mora is both charming and beautiful and preserves a small but precious piece of the history of this area, which as you know was once mostly family farms. Such zoning change would devalue the homes adjacent to this piece of property while increasing the density would add an unacceptable amount of traffic into the surrounding neighborhood. Adjacent streets are narrow and winding and added traffic would be a safety hazard to residents.

I request that the Planning Commission please respect our neighborhood plan, as well as the nature of this area, by denying the re-zoning request.

Cordially,

Virginia Healer
10205 Sun Hill Drive
Austin, TX 78758

Sirwaitis, Sherri

From: NPZD
Sent: Monday, February 11, 2008 11:49 AM
To: Sirwaitis, Sherri
Cc: Rusthoven, Jerry; Guernsey, Greg
Subject: FW: REFER TO CASE # C14-2007-0255

FYI below. thanks

-----Original Message-----

From: Esther Buzard [REDACTED]
Sent: Monday, February 11, 2008 9:26 AM
To: NPZD
Subject: REFER TO CASE # C14-2007-0255

As a residence of the MacMora area, I am opposed to the rezoning.
The rezoning would be in contradiction to our Neighborhood Plan.

Thank you for your consideration.
Esther Buzard

Sirwaitis, Sherri

From: NPZD
Sent: Monday, February 11, 2008 8:57 AM
To: Sirwaitis, Sherri; Rusthoven, Jerry; Guemsey, Greg
Subject: FW: Case # C14-2007-0255 - Macmora Road

FYI below. thanks

From: Brian Burkle [REDACTED]
Sent: Sunday, February 10, 2008 8:22 PM
To: NPZD
Cc: Davis, Lawrence [APD]; Eleanor Langsdorf; Anthony Williams; Matt Myers; Brian La Cour; Vargas, Kay [APD]; [REDACTED] Gloria Garcia; Linda Moore; Patricia Smith; [REDACTED]
Subject: Case # C14-2007-0255 - Macmora Road

Dear Sirs and Madams- I appreciate very much your service to the wonderful community of Austin.

In regards to the zoning case #C14-2007-0255, Macmora Road, I am a resident of the neighborhood planning area and would like to discourage approval this change. The zoning change proposed from SF 1 NP to SF 6 NP does not appear to be in compliance with the North Austin Civic Association's Neighborhood Plan, who's intent is to protect the unique character of residences on Macmora Rd. If this additional leap in zoning is approved, what is next?? I am sincerely concerned where this path leads. I have visited this area many times and there are still many homesteads w/ large lots and livestock. Forgive me, but I frequently see the existing SF6 Developement by Macmora Cottages on Macmora Road, and in relationship to everything around it, it stands out like a sore thumb. Nothing else around this area is SF 6! I'm asking you to please consider carefully the impact of such developments on the respective lands around them and if the suggested zoning change is truly in keeping with the area, the Neighborhood plan, and the residents around them.

Thank you very much for your consideration,

Brian Burkle
8526 Maine Dr
Austin, TX 78758

2/11/2008

Sirwaitis, Sherri

From: NPZD
Sent: Monday, February 11, 2008 8:56 AM
To: Sirwaitis, Sherri; Rusthoven, Jerry; Guemsey, Greg
Subject: FW: npzd - rezoning NACA case# c14-2007-0255

FYI below. thanks

From: [REDACTED]
Sent: Sunday, February 10, 2008 8:21 PM
To: NPZD
Subject: npzd - rezoning NACA case# c14-2007-0255

Date/Time Submitted: Sunday, 2/10/08, 2021 hours

From: Lisa Rigsby

E-mail address: [REDACTED]

Subject: rezoning NACA case# c14-2007-0255

Comments:

I want to let you know that I oppose changing the zoning from single family residence to townhomes and condominium residences. I have lived in this neighborhood for 37 years and watched the decline of the neighborhood because of the apartment complexes, duplexes, and condominium complexes. I do not want any more multi family residences put in my neighborhood so more undesirables and low income families can move into this area. I am totally against changing the zoning. Thank you very much.

2/11/2008

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2007-0255

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

February 12, 2008 Planning Commission

☐ I am in favor
☒ I object

Shawn A. Walker
Your Name (please print)

10609 Macmora Rd Austin Tx 78758

Your address(es) affected by this application

Shawn A. Walker
Signature

Feb 12 2008

Date

Comments: Zoning change is not compatible with adjacent homes along this section of Macmora Road and detrimentally impacts the neighborhood character. One of the planning principles of the North Austin Civic Association is to "protect the unique character of residences on Macmora Road, which includes large lots and some livestock."

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2007-0255

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

February 12, 2008 Planning Commission

☐ I am in favor
☒ I object

TAM NGUYEN
Your Name (please print)

10618 MACMORA RD

Your address(es) affected by this application

Tam Nguyen
Signature

2/4/2008

Date

Comments: My house was built in 1996. My neighbors are peaceful. I support for people who want to build single family house on their land only. I against any zoning change in my neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Sirwaitis, Sherri

From: Anguiano, Dora
Sent: Wednesday, February 13, 2008 10:35 AM
To: Chris Ewen; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins
Cc: Sirwaitis, Sherri
Subject: FW: Property at 10614 Mac Mora Road

Just received & forwarding.

-----Original Message-----

From: NPZD
Sent: Wednesday, February 13, 2008 10:33 AM
To: Anguiano, Dora
Cc: Rusthoven, Jerry; Guernsey, Greg
Subject: FW: Property at 10614 Mac Mora Road

FYI

-----Original Message-----

From: K Wright [REDACTED]
Sent: Tuesday, February 12, 2008 4:56 PM
To: NPZD
Subject: Property at 10614 Mac Mora Road

As someone who is involved with both this neighborhood I would like to inform you that the proposed zoning changes are against the neighborhood plan. Therefore I think they should not be approved by the planning commission.

Kennard Wright

Looking for last minute shopping deals?
Find them fast with Yahoo! Search. <http://tools.search.yahoo.com/newsearch/category.php?category=shopping>

Sirwaitis, Sherri

From: NPZD
Sent: Monday, February 25, 2008 9:21 AM
To: Sirwaitis, Sherri
Cc: Rusthoven, Jerry; Rivera, Andrew
Subject: FW: npzd - Rezoning

From: joantonr@earthlink.net [mailto:joantonr@earthlink.net]
Sent: Sunday, February 24, 2008 10:40 AM
To: NPZD
Subject: npzd - Rezoning

Date/Time Submitted: Sunday, 2/24/08, 1040 hours

From: Anton Rozsypal

E-mail address: joantonr@earthlink.net

Subject: Rezoning

Comments:

I oppose the rezoning of property at 10614 Mac Mora Rd. from SF-1-NP to SF-6-NP (CASE # C14-2007-0255)

2/25/2008